

North Carolina Railroad Company - Other Property

Property Description	County	Nearest Town	Annual Revenue	Tenant	Land Area Acres	Year Acq.	Land Current Use	Ad Valorem Tax Assessment			Relevant Characteristics
								Land	Bldg./ Improv.	Total Value	
Raw Land											
Waynesboro Lot Former Water Station	Wayne	Goldsboro	0	None	0.7	1850's	Vacant Land Only	1,130	-	1,130	Vacant No Road Frontage
Morrisville Former Depot Former Pass/Freight Depot	Wake	Morrisville	0	None	0.3	1850's	Vacant Land Only	3,006	-	3,006	Vacant Too small to build on
S. Front & Hancock Sts. Lot Former Yard	Craven	New Bern	0	None	0.3	1880	Vacant Land Only	333,780	-	333,780	Vacant
Wye Property Former Wye	Carteret	Morehead	3,000	Billboard	4.4	1887	Vacant Land Only	994,500	-	994,500	Largely Vacant (billboard)
N. Craven St. Lot Former Yard/Wharf	Craven	New Bern	0	None	4.0	1899	Vacant Land Only	915,390	-	915,390	Vacant - River Frontage
Tiffany & Bright Sts. Property Former Wye	Lenoir	Kinston	0	None	6.7	1901	Vacant Land Only	31,025	-	31,025	Vacant
Newport Lot Former Freight Warehouse	Carteret	Newport	0	None	0.6	1903	Vacant Land Only	50,440	-	50,440	Vacant too small to build on
Clarks Lot Former Freight Depot	Craven	Clarks	0	None	0.4	1911	Vacant Land Only	8,000	-	8,000	Vacant - no road frontage
Union Station Lot Former Pass Station	Lenoir	Kinston	0	None	0.6	1916	Vacant Land Only	7,421	-	7,421	Vacant too small to build on
Rosewood Property Industrial Land	Wayne	Rose	0	None	73.3	1977	Industrial Land I.R.C. 1033 Exchange	216,420	-	216,420	No roadway frontage
Clayton Hwy 42 Industrial Land	Johnston	Clayton	0	None	75.2	1979	Industrial Land I.R.C. 1033 Exchange	1,239,890	-	1,239,890	Vacant
Harrisburg Industrial Park Three Lots - Industrial Land	Cabarrus	Harrisburg	0	None	9.0	2000	Industrial Land I.R.C. 1033 Exchange	547,190	-	547,190	Vacant
Burke Street Lot Depot Swap	Alamance	Gibsonville	0	None	1.3	2005	Vacant I.R.C.1031 Exchange	38,793	-	38,793	Vacant
Total					176.8			4,386,985	-	4,386,985	

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<u>Leased Property</u>											
Durham Former Depot Former Pass/Freight Depot	Durham	Durham	102,420	Blackwell St Mngmnt Co	2.2	1850's	Leased Land Only	964,691	73,416	1,038,107	Public Parking original passenger station site
Burlington Engine House Lot Amtrak Station	Alamance	Burlington	93,563	City of Burlington & NCDOT	0.6	1850s	Leased	95,967	2,018,628	2,114,595	Passenger Rail Station & Parking
Raleigh Warehouse Redevelopment Proper Former Freight Depot	Wake	Raleigh	320,472	Various	2.3	1850's	Building and Parking Leased	2,293,455	1,208,980	3,502,435	Renovated in 2003
Hillsborough Former Depot Lot Former Pass/Freight Depot	Orange	Hillsborough	4,244	West End Group LLC	5.4	1850s	Licensed Land Only	278,040	-	278,040	Parking
Wye Ppty Extension	Carteret	Morehead	700	Becker Builders	1.2	1887	Licensed Land Only	278,472	-	278,472	
Station & Former Industrial Lot Public Parking	Carteret	Morehead	27,243	Town of Morehead City	1.7	1902	Leased Land Only	1,030,172	17,784	1,047,956	Public Parking
Waterfront & Riparian Rights Former Industrial Warf	Carteret	Morehead	32,721	Crystal Coast Tournament	0.6	1902	Leased Riparian Only	517,142	494,742	1,011,884	Leased
Bridges St Lot Former Atlantic Hotel	Carteret	Morehead	22,000 5,700	Marine Mngmnt Kivett Offices	2.0	1903	Leased Public Parking	1,119,081	29,040	1,148,121	Leased
4th Street Lot Former Atlantic Hotel	Carteret	Morehead	2,700	Dmacharter, LLC	0.2	1903	Leased Land Only	246,000	3,420	249,420	Public Parking
Hillsborough Rd & LaSalle St. Building/Warehouse	Durham	Durham	241,164	Advance Auto Parts	3.2	2000	Leased Building I.R.C. 1033 Exchange	842,600	454,990	1,297,590	Public Parking This prop. is owned by NC Railroad, inc
Office Building	Wake	Raleigh	0	None	1.7	2000	NCRR Office I.R.C. 1033 Exchange	602,872	2,642,892	3,245,764	Offices
Total			855,927		374.1			17,041,332	6,943,892	23,985,224	
<u>Charlotte (99-Year Lease)</u>											
Charlotte Downtown Property Former Pass/Freight Depot	Mecklenburg	Charlotte	81,000	Norfolk Southern Corp.	5.2	1850s	Leased Land Only	32,643,200	-	32,643,200	Leased for 99 years in 1968
Total					5.2			32,643,200	-	32,643,200	